



## AMENDING THE PLAN

### AMENDMENTS TO THE AREA PLAN

An amendment to this adopted plan may be filed with or without a rezoning request or Development Master Plan application. According to the Arizona Revised Statutes, §11-829(A), all applications for changes of zoning district boundaries must be in compliance with the County's Comprehensive Plan and/or adopted Area Plan.

Amendments to the plan should never be allowed to occur in a haphazard manner. Amendments should only occur after careful review of the request, an evaluation in support of the revision, and a public hearing. The statutory requirements which guided the adoption of the "Area Plan" will be followed for all amendments as they pertain to public hearings and notification. The term amendment will apply to both text and map revisions.

The proposed amendment will be evaluated based on the following:

1. Whether the amendment constitutes an overall improvement to the "Area Plan" and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
2. Whether the amendment will adversely impact all or a portion of the planning area by:
  - a) Altering acceptable land use patterns to the detriment of the plan.
  - b) Requiring public expenditures for larger and more expensive public improvements to roads, sewer, or water systems than are needed to support the planned land uses.
  - c) Adversely impacting existing uses because of increased traffic.
  - d) Affecting the livability of the area or the health and safety of present and future residents.
  - e) Adversely impacting the natural environment or scenic quality of the area in contradiction to the plan.
3. Whether the amendment is consistent with the overall intent of this "Area Plan."
4. The extent to which the amendment is consistent with the specific goals and policies contained within the plan.

Amendments to the area plan may be initiated by the County or may be requested by private individuals or agencies. It shall be the burden of the party requesting the amendment to prove that the change constitutes an improvement to the plan. Conversely, it shall not be the burden of the County to prove that an amendment should be denied.